

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: PROCLAIMER OF MINOR MODIFICATION OF THE  
SOUTH COVE URBAN RENEWAL PLAN  
PROJECT NO. MASS. R-92

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WHEREAS, The Urban Renewal Plan for the South Cove Urban Renewal Area, Project No. Mass. R-92, was adopted on December 6, 1965 and requires the development of land in compliance with the regulations and controls of the Plan; and

WHEREAS, Section 1201 of the said Plan entitled "Amendment" provides that the Urban Renewal Plan may be modified by the Boston Redevelopment Authority; and

WHEREAS, Map No. 5 of said Urban Renewal Plan, entitled "Disposition Plan," designates Parcels R-4 and P-13 in the locations shown on Attachment A;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Map No.5, "Disposition Plan," is hereby modified as set forth in Attachment "B" changing the respective locations of Parcels P-13 and R-4.
2. That the proposed modification is found to be minor and does not substantially or materially alter or change the Plan.
3. That all other provisions of said Plan not inconsistent herewith be and are continued in full force and effect.
4. That the Director be and hereby is authorized to proclaim by certificate this minor modification of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, Circular dated June 3, 1970.











MEMORANDUM

February 8, 1973

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH COVE URBAN RENEWAL AREA  
PROJECT NO. MASS. R-92  
PROCLAIMER OF MINOR MODIFICATION OF  
URBAN RENEWAL PLAN, PARCELS P-13 and  
R-4 RESPECTIVELY

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SUMMARY: This Memorandum requests that the Authority adopt a minor modification of the South Cove Urban Renewal Plan by changing the boundaries of Parcels P-13 and R-4 respectively.

The South Cove Urban Renewal Plan presently locates Parcel R-4 at the corner of Marginal Road and Shawmut Avenue. Parcel R-4 fronts on the latter street and is located in Southwesterly corner of the figure formed by Parcels P-13 and R-4. The planned use for Parcel R-4 is residential. It presently contains 23,000 square feet. Adjoining Parcel R-4 is Parcel P-13, whose planned use is institutional, and, which is the proposed site for the Quincy School Project. The sites as described in the present South Cove Urban Renewal Plan are shown on Attachment "A".

The MBTA Tunnel, for the Orange Line, runs directly under Parcel R-4. This has created certain problems with regard to the Quincy School Project. Further compounding the problem is the proximity of the Mass. Turnpike which is located across the street from the Parcels. These conditions, if not compensated for, would seriously endanger any possible receipt of an "Environmental Clearance" from HUD. It has also been noted that the height of the proposed housing allotted to Parcel R-4 in its present location would have a severe "shadowing" effect over the Quincy School Project when completed. This is seen as undesirable.

The original Urban Renewal Plan for the South Cove has foreseen some of these problems and therefore assigned an alternate use for Parcel R-4, which alternatively could be an institutional use. Parcel P-13 was also assigned an alternative use which is Residential.

Because of the various problems discussed in the first paragraph, it is felt that Parcel R-4 must be relocated to the Northeasterly corner of the figure formed by P-13 and R-4, as is shown on Attachment "B". Parcel R-4 would also have to be reduced in area to compensate for the problems mentioned previously. This shifting of the respective locations of P-13 and R-4 would eliminate or minimize the effects of the problems previously discussed.

It is therefore advisable to adopt a minor modification by changing the respective boundaries, locations and sizes of Parcels P-13 and R-4 as illustrated on the attachments "A" and "B".

In the opinion of the General Counsel the proposed modifications are minor and do not substantially or materially alter or change the plan. The modifications may therefore be effected by Vote of the Authority pursuant to section 1201 of the South Cove Urban Renewal Plan.

An appropriate Resolution is attached.